



# BROADVIEW HOMES FEATURE GUIDE



All the things that make a Broadview home  
a great home.



A QUALICO Company



# AN INTRODUCTION TO BROADVIEW HOMES

For over 30 years Broadview Homes has proudly been building homes in Calgary and the surrounding areas. It has always been our goal to offer our customers the absolute best value for their dollar. In defining the standards that go into every Broadview home we have chosen to work with partners and companies that have an excellent reputation in the industry, have the ability to handle our volume and above all believe, as we do, in the highest level of customer service.

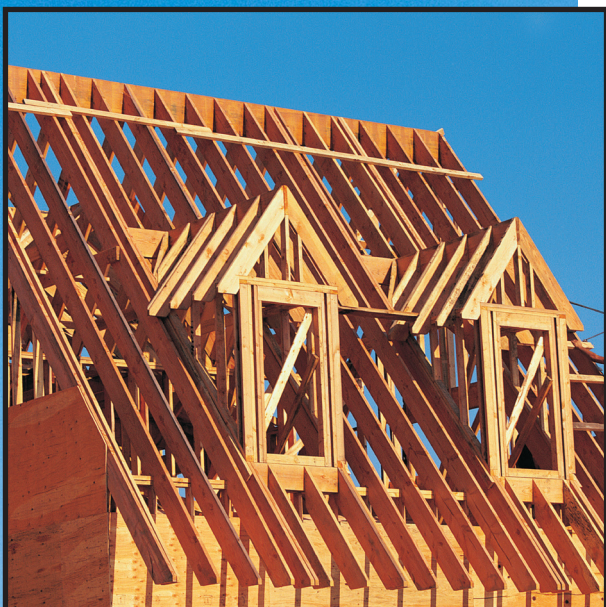
You will find the value and quality in our specifications is above and beyond typical Builders Standard selections. I would like to thank you for viewing one of our many homes today, we look forward to seeing you again.

Sincerely,

*Peter John Woolf*  
Vice President







## BUILDING ON A SOLID FOUNDATION

We choose our partners very carefully. Price is an important factor, but we ultimately look for companies who share the same pride in their work as we do. Rolling Mix Concrete, with more than a half century of experience, is a perfect example of our successful long-term partnerships.

- Soil bearing and sulfate tests as required
- Steel-reinforced concrete foundation walls and footings
- Concrete basement floor placed on top of vapour barrier
- Weeping tile as required
- Top soil: original site material replaced – depth as per municipal requirement
- DMX Foundation Wrap
- Radon Gas Rough-in

## FRAMING THE STRUCTURE OF YOUR LIFE

Our trusted lumber partner is Star Building Materials, a well-known name in the building industry for over 50 years. The best homes in the world are built right here in Western Canada, and it's because of the expertise and experience of companies like Star who provide the proper materials to withstand -30C winters and +30C summers.



### FLOOR

- Engineered floor system
- Engineered beams (as per plan)
- 23/32" subfloor, nailed, glued and screwed to prevent squeaks

### ROOF

- Lifetime limited warranty GAF Timberline asphalt shingles offered by manufacturer
- Engineered roof trusses

### WALLS

- 9' high main floor (as per plan)
- 8' Basement ceiling (as per plan)
- Exterior: 2" x 6" spruce, 24" on center; 3/8" OSB or equivalent sheathing
- Basement: 2" x 4" spruce, 24" on center; exterior frost wall framed full height

### STAIRS

- Finished areas: closed risers with maple stringers
- Unfinished areas: closed risers (open risers in garage only as per plan)

### ATTACHED GARAGES (AS PER PLAN): 2" X 6" SPRUCE

- R20 fibreglass batt insulation, vapour barrier and 1/2" drywall with 1 coat tape on interior garage walls
- 1/2" drywall with 1 coat tape on attached garage ceiling/R34 sprayfoam insulation in floor above garage (as per plan)
- 4" concrete floor supported with piles and reinforced with rebar in the garage
- Concrete driveway full width of garage complete with wrapped sidewalk to front entry step
- Steel panel insulated overhead garage door
- 1/2 HP Heavy Duty Chain Drive garage door opener complete with 2 remote transmitters
- Keypad entry







## SMARTER HOME SYSTEM

### Let your Broadview Home do the work for you

Automate your entire main floor with the industry leading Lutron System. Compatible with your smart devices and controlled via an app, this system connects automated components of your home via WiFi, allowing you to set the lighting, temperature, volume and more, anytime. Standard features include:

- The Caseta by Lutron, including:
  - Connect Bridge
  - 5 Dimmers & 2 Motion Switches on main floor (as per plan)
  - 1 Exterior Light Switch
- Elura "Red Label" In-Ceiling Speakers (1 pair)
- 1 Sonos Wireless Amplifier included
- 1 Honeywell IAQ Touchscreen Thermostat, programmable and WiFi compatible
- SKyBell TrimPlus WiFi Video Doorbell

## CURB APPEAL

### Make a lasting impression at first sight.



## Energy Efficiency Saves You Money

Rest easy knowing you have purchased an efficient home that saves energy and costs through the use of advanced building practices and features. These include:

- R40 loose fill insulation to attic spaces with 1/2" drywall on house ceiling
- R20 full height fiberglass batt insulation with poly vapour barrier on main and upper floor walls
- R12 full-height fiberglass batt insulation with poly vapour barrier on basement exterior walls
- Power direct vent 50 U.S. gallon gas hot water tank
- Direct vent 96% high-efficiency natural gas furnace with direct spark ignition
- White PVC double glazed vinyl windows with soft coat Low-E and Argon Gas
- Active HRV-units standard
- Sprayfoam on all exterior rim joists on the main and upper floors, around all window and door openings, and cantilevers (as required)
- Nova House Wrap

- Architectural designed elevation
- Maintenance-free vinyl siding, Smart Board or Hardie Trim (as per plan)
- Brick or stone accents (as per plan)
- Fibreglass front door with brushed chrome hardware
- Fibreglass French rear door or patio door with brushed chrome hardware (as per plan)
- Aluminum exterior railing
- Brushed chrome Weiser passage set with deadbolt on all exterior doors (except patio doors)
- Aluminum clad door jambs and casings around exterior doors excluding door to garage
- Pre-finished aluminum soffits, fascia, eavestroughs, and downspouts
- Poured concrete sidewalk to front entry, supported on brackets with broom finish (as per plan)
- Precast concrete or wood front steps with exposed aggregate edges (as per plan)



## STYLISH NAPOLEON FIREPLACES

Your choice of four stylish and contemporary options.

### ASCENT LINEAR 46

This sleek, linear fireplace offers optimized burner performance through its SIT proflame system. Topaz glass and standard black trim makes this option easy to incorporate with any range of home styles. Many options and accessories are available to customize to your taste.

### ASCENT 42

The Ascent 42 fireplace is a cozy addition to any space. The pan-style burner and standard log set creates a classic feel while offering the convenience and safety that comes with a direct vent gas system.

### ALLURAVISION 50 DEEP DEPTH

Capable of fully recessing into your wall, this contemporary fireplace creates a warm and glowing atmosphere in any home. Many customizable options, including flame colour, brightness, and speed can be used to customize to your preference.

### ASCENT LINEAR 36

This unique and contemporary fireplace features Napoleon's Topaz CRYSTALINE ember bed that accents the fireplace with a luxurious glow. Many add ons are available for this fireplace.



ASCENT LINEAR 46



ASCENT 42



ALLURAVISION 50 DEEP DEPTH ELECTRIC



ASCENT LINEAR 36



## FINISHING DETAILS

It's the little things that make a home truly special and, to ensure this, each Broadview home is outfitted with standard features that are anything but standard.

- TOTO Vespin II high-efficiency toilet on main level and TOTO Entrada high-efficiency toilets in all other bathrooms
- One piece fibreglass tub in main bath, acrylic soaker tub in ensuite and fibreglass shower in ensuite (as per plan)
- Vanity backsplashes complete with 6" tile and schluter trim
- Full height tile above showers/tubs (excluding soaker tub)
- Vanity-width mirrors in bathrooms - full height to ceiling
- Oval mirror above pedestal sink in powder room
- Fireplace tile to ceiling (as per plan)
- Tile flooring standard in all wet areas (as per plan) with over 60 - 12" x 12" and 12" x 24" floor tiles to choose from
- 50 oz. carpet with a large selection of style and colours to choose from complete with 8 lb. underlay
- 3" painted casings around windows and doors
- 4" painted baseboards throughout
- Hundreds of paint colours to choose from
- Primer plus two finish coats of latex paint
- Swing-style painted closet and interior passage doors in a variety of options
- Brushed chrome Weiser lever handles c/w lock on master bedroom and bathrooms
- Knock-down textured ceilings
- Titanium wire shelving in all closets (free slide)
- Ceiling fan with light in bonus room c/w control switch
- Generous lighting allowance (75¢ / sq. ft.)
- Maple contemporary railing (as per plan)
- 2" faux wood blinds or roller shades



## KITCHENS THAT SIZZLE

**Whether you're a culinary master, or just a master of the microwave, we can all agree that the kitchen is the most important room in your house.**

Nevermind the fine china, Broadview's kitchens are full of exceptional craftsmanship and functionality.

Broadview contracts Wildwood Cabinets, a Calgary cabinet manufacturer, to ensure superior quality and local content.

Every Broadview kitchen and bathroom begins with durable, well-built boxes and ends with furniture-quality doors and panels. Wildwood Cabinets takes the time to hand-wipe their in-house manufactured stains to highlights the wood's beautiful grain. All cabinets are professionally installed and complimented by the best service in the city

- Two sets of pot and pan drawers
- Multiple choices of Maple, Super Matte and NexGen cabinet finishes
- Large selection of Door Profiles
- Crown moulding on upper kitchen cabinets
- Soft Close drawers and doors
- Top drawers over all lower kitchen cabinets
- Deeper cabinets above OTR microwave
- 42" high upper kitchen cabinets
- Boxed and stepped cabinet over OTR microwave
- BLANCO SILGRANIT under mount sink with multiple colour choices offered
- Fridge gables (as per plan)
- Wood veneer gables & wood veneer paneled islands
- Paint grade French pantry door (as per plan)
- Full height kitchen backsplash with a wide variety of builder standard tiles complete with Schluter trim
- Waterline to fridge including hook-up
- Pot Lights in Kitchen and Pendants over island (as per plan)

KitchenAid is a world leader in kitchen appliances and the sole brand featured in Broadview Homes. Included with every Broadview home you receive:

- KitchenAid 25 cubic ft. french door stainless steel fridge with bottom mount freezer c/w water and ice (Model: KRFF305ESS)
- Choice of Electric or Dual gas KitchenAid stainless steel self-cleaning convection slide in range (Model: YKSEG700ESS (Electric) or YKSDB900ESS (Gas))
- KitchenAid stainless steel full integrated dishwasher (Model: KDTE234GPS)
- KitchenAid stainless steel over the range microwave c/w 6" direct vent to the exterior (Model: YKMHS120ESS)

Moen is the #1 faucet brand in North America that offers a diverse selection of thoughtfully designed kitchen and bath faucets for residential applications, each delivering the best possible combination of meaningful innovation, useful features, and lasting value all included with every Broadview home:

- Chrome MotionSense Arbor Faucet in the kitchen as a builder standard in all Broadview homes
- Four different bathroom plumbing collections to choose from

Broadview Homes knows your kitchen surfaces must be highly durable and just as stylish. We provide exquisite product lines with emphasis on environmentally-friendly oriented surfacing materials. Included with every Broadview Homes kitchen:

- Many colour choices of Quartz or Granite Counters in the Kitchen and Bathrooms with multiple edge profile options

## DIVINE FLOORING & ALBERTA HARDWOOD FLOORING

Western Canada's award winning flooring companies.

Divine Flooring and Alberta Hardwood Flooring are specialists of quality flooring with selections from the finest manufacturers in the world. From the moment you enter their award winning showrooms to the day you take possession of your home, you are looked after by their unbeatable service and expertise. Included in every Broadview Home as per plan:

- Multiple choices of maple or oak engineered hardwood with a wide variety of colors and widths to choose from
- Hardwood throughout entire main floor excluding bungalow bedrooms and wet areas



Standard KitchenAid Stainless Steel Appliances





## SAFE AND SOUND MECHANICAL FEATURES

- Shut-off valves for toilets and sinks
- 3-piece rough-in plumbing in basement
- Recirculation pump with insulated hot water lines
- Humidifier and Active HRV c/w humidistat and outdoor sensor (as per plan)
- White PEX plastic water lines and PVC drain lines
- Full laundry service hook-ups with recessed water and drain box connection
- Two exterior Frost Free hose bibs with shut-off valves
- 24/48 circuit/100 amp service
- Air sealed NuTek boxes on all exterior wall outlets
- 90CFM bathroom fans vented to the exterior complete with timer switch (in main bath and ensuite)
- Smoke/carbon monoxide detector on all levels incl. basement and all bedrooms (as per plan)
- Rough-in for central vacuum system with a minimum of 2 outlets
- Pre-wired telephone/CAT5e outlets and cable outlets (as per plan)
- Electrical Plug in Kitchen with USB Charger
- 2 exterior weatherproof plugs on GFI circuit
- GFI protection outlets in all bathrooms
- Switched plugs in great room
- Power VAC furnace cleaning prior of taking possession
- Soffit plug and switch
- Decora plugs and switches throughout

## BUYING AND CLOSING BENEFITS

### Warranty

- 10 Year Structural Warranty, 7 Year Building Envelope Warranty, 2 Year Distribution Systems Warranty and 1 Year Material and Workmanship Warranty.

### Legal Fees

- Legal & disbursement fees are included when using Broadview's many financial institutions, as per below, for the purchase of your new home.
- Broadview Homes lawyer must be used.

### Preferred Lenders

- **AMLS**  
Trevor Yerema: 403-466-6654 - [trevor.yerema@advancedmls.ca](mailto:trevor.yerema@advancedmls.ca)
- **ATB Financial**  
Nicky Olson: 403-803-0004 - [nolson@atb.com](mailto:nolson@atb.com)
- **Bank of Montreal**  
Claire Stewart: 403-503-6821 - [claire.stewart@bmo.com](mailto:claire.stewart@bmo.com)
- **RBC Royal Bank**  
Helene Carron: 403-701-6639 - [helene.carron@rbc.com](mailto:helene.carron@rbc.com)
- **TD Canada Trust**  
David Chung: 403-540-8633 - [david.p.chung@td.com](mailto:david.p.chung@td.com)

### List for free

- Broadview Homes offers home owners a list-for-free program to help sell your existing home with the assistance of our professional real estate agent. The result can save you time as well as thousands of dollars.

### Guarantee on existing home

- Take the worry out of purchasing your new home by getting a guaranteed sale on your existing home. Guarantee must be requested on the original purchase agreement at time of signing.

**See one of our new home sales representatives for details and conditions.**





Broadview Homes builds exclusively in architecturally controlled communities. Any revisions accepted by purchase date are at the discretion of the developer and at the sole expense of the purchaser.

Notes:

- Plans and specifications subject to change without notice or obligation.
- Variations of plans and specifications may occur due to the unique characteristics of individual plans
- All colour selection by Builder, unless received and acknowledged by Builder prior to applicable stage of construction.
- E. & O.E. (errors and omissions exempt)
- All specifications come in Builder selected standards.

Broadview Homes is proud to partner with many of Calgary's leading suppliers in the home design industry. From the latest in design and technology to the top names in manufacturing, our partners can offer you a selection that no design centre can. Make a statement with your new home – a personal one.

Effective Date: February 15, 2020.

Purchaser #1: \_\_\_\_\_

Purchaser #2: \_\_\_\_\_

Builder: \_\_\_\_\_

Witness: \_\_\_\_\_

Job #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Date: \_\_\_\_\_